

**UNITED STATES BANKRUPTCY COURT NORTHERN DISTRICT OF GEORGIA**

*Filed in U.S. Bankruptcy Court  
Atlanta, Georgia  
M. Regina Thomas, Clerk*

**CASSANDRA JOHNSON-LANDRY  
DEBTOR**

**OCT 29 2021**

**BRC 18-55697-LRC**

By: *Shin My*  
**Deputy Clerk**

**SUBMISSION: ORDER OF DISMISSAL AND ORDER APPROVING ACCOUNT,  
DISCHARGING CHAPTER 13 TRUSTEE AND CLOSING ESTATE**

FORMER PETITIONER SUBMITS COPIES OF THE ABOVE DOCUMENTS, PETITIONER DOWNLOADED BOTH DOCUMENTS FROM A FEDERAL WEBSITE WHICH PROVIDED RESPONSES FROM ENTITIES WHICH, ARE IN QUESTION PERTAINING TO UNETHICAL PRACTICES/WRONGFUL SUBMISSION RELATED TO FRAUDULENT MORTGAGE LOANS AND ID THEFT AND FRAUD FOR BOTH PREVIOUS DEBTOR AND SPOUSE WHO'S CASE IS STILL OPEN WITHIN THE US BRC OF NORTHERN DISTRICT OF GEORGIA. PLEASE NOTE ORDER OF DISMISSAL IS DATED FOR 11.6.2019 (**EXHIBIT A**). ORDER APPROVING ACCOUNT DISCHARGING CHAPTER 13 TRUSTEE AND CLOSING ESTATE DATED FOR 2.5.2020 (**EXHIBIT B**).

IN ADDITION, (**EXHIBIT B**) IS NOT VALIDATED VIA DATE OF SUBMISSION AND DOCKETING INTO DEBTOR'S BANKRUPTCY FILE. FURTHERMORE, IT APPEARS THERE IS AN ATTEMPT TO COVER THE VIOLATION OF STAY FOR DEBTOR'S PROPERTY WHICH WAS WRONGFULLY, ILLEGALLY STOLEN AND SOLD PRIOR TO THE 2.5.2020 DATE.

FURTHERMORE, (**EXHIBIT B**) STATES DEBTOR HANDED MONEY FOR PAYMENT TO CHAPTER 13 TRUSTEE FOR DEBT'S OWED. **EXHIBIT B** WAS SENT IN MICROSOFT WORD FORMAT. BOTH EXHIBITS A AND B WERE SENT TO THE CREDIT BUREAU AS WELL.

DEBTOR'S PETITION WAS DISMISSED DUE TO ALLEGELLY SUBMITTING COMPLETED BRC FINANCIAL CERTIFICATE AFTER SUBMISSION DATE, THERE IS DOCUMENTATION ON FILE REGARDING THIS ISSUE.

SPOUSE'S HAS NOT BEEN NOTIFIED OF ANY ACTION SUCH AS DISCHARGE PERTAINING TO BRC 18-55697LRC.

29<sup>TH</sup> DAY OF OCTOBER 2021

*Cassandra Johnson-Landry*  
**CASSANDRA JOHNSON-LANDRY, PRO SE**  
P.O BOX 1275  
GRAYSON GA 30017  
6788602254

10/29/21

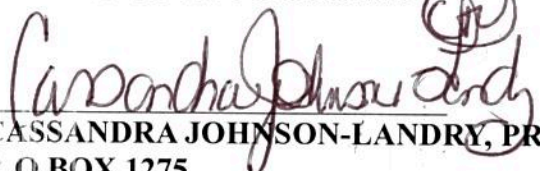
**UNITED STATES BANKRUPTCY COURT NORTHERN DISTRICT OF GEORGIA  
CERTIFICATE OF SERVICE**

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I, CASSANDRA JOHNSON-LANDRY, PREVIOUS DEBTOR CURRENTLY SUBMIT ORDER OF DISMISSAL AND ORDER APPROVING ACCOUNT, DISCHARGING CHAPTER 13 TRUSTEE AND CLOSING ESTATE. PREVIOUS DEBTOR IS OVER THE AGE OF 18 YEARS AND IS A UNITED STATES CITIZEN. CERTIFICATE OF SERVICE IS REQUESTED TO BE SUBMITTED TO PREVIOUS CHAPTER 13 TRUSTEE. SENT VIA FIRST CLASS MAIL USPS.

**MANDY CAMPBELL, CHAPTER 13 TRUSTEE**  
260 Peachtree St NW #200  
Atlanta, GA 30303

29<sup>TH</sup> DAY OF OCTOBER 2021

  
CASSANDRA JOHNSON-LANDRY, PRO SE  
P, O BOX 1275  
GRAYSON GA 30017  
6788602254

10/29/21

EXHIBIT A

UNITED STATES BANKRUPTCY COURT  
Northern District of Georgia

In Debtor(s)  
Re: **Ivy Ty Landry**  
P.O. Box 1275  
Grayson, GA 30017  
  
xxx-xx-7124

Case No.: 19-62147-lrc  
Chapter: 13  
Judge: **Lisa Ritchey Craig**

**ORDER APPROVING ACCOUNT, DISCHARGING CHAPTER 13 TRUSTEE  
AND CLOSING ESTATE**

It appearing that the case of the above-named Debtor(s) was dismissed by Order of this Court, and

It further appearing that the Chapter 13 Trustee herein has made distribution of all funds paid into the hands of the Trustee by the Debtor(s) and has rendered a full and complete account thereof, and that said Trustee has performed all other duties as required in the administration of said estate; and that said estate has been fully administered,

**IT IS HEREBY ORDERED** that:

1. The account of the Chapter 13 Trustee is allowed and approved;
2. The Chapter 13 Trustee is discharged and relieved of the trust;
3. The estate is closed; and
4. The Clerk shall mail a copy of this order to the Debtor, the attorney for the Debtor(s), and the Trustee.



Lisa Ritchey Craig  
United States Bankruptcy Judge

Dated: February 5, 2020

Form 176



EXHIBIT B

**UNITED STATES BANKRUPTCY COURT**

**Northern District of Georgia**

In Debtor(s)  
Re: **Ivy Ty Landry**  
P.O. Box 1275  
Grayson, GA 30017

Case No.: **19-62147-lrc**  
Chapter: **13**  
Judge: **Lisa Ritchey Craig**

**xxx-xx-7124**

**ORDER OF DISMISSAL**

The Chapter 13 Trustee's objection(s) to confirmation came before the Court and

After hearing and for good cause shown, confirmation is denied, and

**IT IS ORDERED THAT THIS CASE IS DISMISSED.**

Any unpaid filing fees must be paid by the Debtor(s) to the Clerk of the United States Bankruptcy Court within fourteen (14) days of the date of the entry of this Order.

The Clerk is directed to serve a copy of this Order on the Debtor(s), the Attorney for the Debtor(s), the Chapter 13 Trustee, all creditors and other parties in interest. The Attorney for the Debtor(s) shall serve a copy of this Order upon any employer of the Debtor(s) who is subject to an employer deduction order.



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Lisa Ritchey Craig  
United States Bankruptcy Judge

Dated: November 6, 2019

EXHIBIT C

U.S. Bankruptcy Court  
Northern District of Georgia (Atlanta)  
Bankruptcy Petition #: 18-55697-lrc

Assigned to: Judge Lisa Ritchey Craig  
Chapter 7  
Previous chapter 13  
Original chapter 13  
Voluntary  
Asset

Date filed: 04/03/2018  
Date converted: 09/14/2018  
341 meeting: 01/22/2019  
Deadline for filing claims (govt.): 09/30/2018  
Deadline for Objecting to Discharge: 12/17/2018  
Deadline for financial mgmt. course: 11/30/2018

**Debtor**  
**Cassandra Johnson Landry**  
P.O. Box 1275  
Grayson, GA 30017  
GWINNETT-GA  
SSN / ITIN: xxx-xx-5102  
aka Cassandra Landry

**Trustee**  
**Melissa J. Davey**  
Melissa J. Davey, Standing Ch 13 Trustee  
Suite 200  
260 Peachtree Street, NW  
Atlanta, GA 30303  
(678) 510-1444  
TERMINATED: 09/14/2018

**Trustee**  
**Neil C. Gordon**  
Arnall, Golden & Gregory, LLP  
Suite 2100  
171 17th Street, NW  
Atlanta, GA 30363  
(404) 873-8596  
TERMINATED: 09/27/2018

**Trustee**  
**Robert Trauner**  
P. O. Box 421025  
Atlanta, GA 30342  
(404) 520-1496  
TERMINATED: 10/24/2018

**Trustee**  
**S. Gregory Hays**  
Hays Financial Consulting, LLC  
Suite 555  
2964 Peachtree Road  
Atlanta, GA 30305  
(404) 926-0060

**U.S. Trustee**  
**Office of the United States Trustee**  
362 Richard Russell Building  
75 Ted Turner Drive, SW  
Atlanta, GA 30303  
404-331-4437

represented by **Cassandra Johnson Landry**  
PRO SE

represented by **Melissa J. Davey**  
Office of Melissa J. Davey  
Standing Chapter 13 Trustee  
Suite 200  
260 Peachtree Street, NW  
Atlanta, GA 30303  
(678) 510-1444  
Email: [mjdl@13trusteeatlanta.com](mailto:mjdl@13trusteeatlanta.com)

represented by **Neil C. Gordon**  
Arnall, Golden & Gregory, LLP  
Suite 2100  
171 17th Street, NW  
Atlanta, GA 30363  
(404) 873-8596  
Fax : (404) 873-8597  
Email: [angela.ford@agg.com](mailto:angela.ford@agg.com)

represented by **Robert Trauner**  
P. O. Box 421025  
Atlanta, GA 30342  
(404) 520-1496  
Email: [rttrauner9@gmail.com](mailto:rttrauner9@gmail.com)

represented by **Herbert C. Broadfoot, II**  
Herbert C. Broadfoot II, PC  
Buckhead Centre - Suite 555  
2964 Peachtree Road, NW  
Atlanta, GA 30305  
(404) 926-0058  
Fax : (404) 926-0055  
Email: [hert@hcbroadfootlaw.com](mailto:hert@hcbroadfootlaw.com)

represented by **Lindsay P. S. Kolba**  
Office of the U.S. Trustee  
Suite 362  
75 Ted Turner Drive, S.W.  
Atlanta, GA 30303  
(404) 331-4437  
Email: [lindsay.p.kolba@usdoj.gov](mailto:lindsay.p.kolba@usdoj.gov)

**Shawna Staton**  
Office of the United States Trustee  
362 Richard Russell Building  
75 Ted Turner Drive, SW  
Atlanta, GA 30303  
404.331.4437  
Email: [shawna.p.staton@usdoj.gov](mailto:shawna.p.staton@usdoj.gov)

Filing Date	#	Docket Text
04/03/2018	<u>1</u> (86 pgs)	Case Opened and Voluntary Petition Filed. Government Proof of Claim due by 9/30/2018. (hd) Additional attachment(s) added on 4/3/2018 (lp).
04/03/2018	<u>2</u>	Statement of Social Security Number (Official Form B121) (Document is restricted and can only be viewed by Court staff.) filed by Cassandra Johnson Landry . (lp) <b>1</b>
04/03/2018	<u>3</u> (1 pg)	Credit Counseling Service Certificate filed by Cassandra Johnson Landry . (lp) <b>1</b>
04/03/2018		Receipt of Chp 13 Full filing fee. Receipt Number 1247252. Fee Amount \$310.00. Paid by Cassandra Johnson Landry.
04/04/2018	<u>4</u> (1 pg)	Notice of deadlines to correct filing deficiencies. Service by BNC. Signed Social Security Form due 4/10/2018. Atty Disclosure Statement due 4/17/2018. Chapter 13 Plan due by 4/17/2018. Debtor Payment Advices due: 4/17/2018. Pro Se Affidavit due 4/17/2018. (gnh)
04/04/2018	<u>5</u> (1 pg)	Order Regarding the List of Creditors with deficiencies noted. Failure to comply will result in dismissal of case without further notice. Service by BNC. Entered on 4/4/2018. List of all creditors due 4/11/2018. (gnh)
04/04/2018	<u>6</u> (1 pg)	Request of PRA Receivables Management, LLC for Service of Notices Pursuant to Fed. R. Bankr. P. 2002(g) Filed by Synchrony Bank. (PRA Receivables Management, LLC) Modified on 4/5/2018 (ngs). <b>1</b>
04/05/2018	<u>7</u> (6 pgs; 3 docs)	Notice of Meeting of Creditors (Chapter 13) and Confirmation Hearing. 341 Meeting to be held on 05/22/2018 at 09:00 AM at Hearing Room 368, Atlanta. Objections for Discharge due by 07/23/2018. Non-Government Proof of Claims due by 06/12/2018. Confirmation Hearing to be held on 07/10/2018 at 09:30 AM at Courtroom 1204, Atlanta. (Admin.)
04/06/2018	<u>8</u> (2 pgs)	Certificate of Mailing by BNC of Order Regarding List of Creditors Notice Date 04/06/2018. (Admin.) (Entered: 04/07/2018)
04/06/2018	<u>9</u> (2 pgs)	Certificate of Mailing by BNC of Notice of Deficiency Notice Date 04/06/2018. (Admin.) (Entered: 04/07/2018)
04/07/2018	<u>10</u>	Certificate of Mailing by BNC of Notice of Meeting of Creditors Notice Date 04/07/2018. (Admin.) (Entered: 04/08/2018)



01/13/2019	<u>136</u> (4 pgs)	Certificate of Mailing by BNC of Order on Motion to Compel Notice Date 01/13/2019. (Admin.) (Entered: 01/14/2019)
01/15/2019	<u>137</u> (8 pgs)	Notice of Submission of Fraud Statment Filed by Cassandra Johnson Landry . (aam) (Entered: 01/16/2019)
01/17/2019	<u>138</u> (12 pgs)	Objection to Order DENYING Motion to Remove Chapter 7 Bankruptcy Trustee and Submission of Documents filed by Cassandra Johnson Landry . (related document(s) <u>134</u> ) (hd) Modified on 1/18/2019 (skw). <b>1</b>
01/17/2019	<u>139</u> (8 pgs)	Submission: Notice of Fraud, Intent to Commit Fraud Filed by Cassandra Johnson Landry. (aam) Modified on 1/18/2019 (skw).
01/17/2019	<u>140</u> (2 pgs)	(Amended) Objection to Order DENYING Motion to Submission of Documents filed by Cassandra Johnson Landry . (related document(s) <u>111</u> , <u>134</u> , <u>138</u> ) (hd) Modified on 1/22/2019 (skw). Modified on 1/22/2019 (skw). <b>1</b>
01/22/2019	<u>141</u> (80 pgs)	Objection to Claim (Motion to Disallow Claim) of Creditor Woodbridge Mortgage Investment Fund, Filed in the amount of \$0.00, Claim No. 15-2 (Amended Claim), with Certificate of Service. Responses due in 30 days, plus an additional three days, if served by mail or otherwise allowed under FRBP 9006(f). filed by Cassandra Johnson Landry . (aam) <b>1</b>
01/22/2019	<u>142</u> (58 pgs)	Objection to Claim (Motion to Disallow Claim) of Creditor Georgia Department of Community Health, Filed in the amount of 42,634.37, Claim No. 20, with Certificate of Service. Responses due in 30 days, plus an additional three days, if served by mail or otherwise allowed under FRBP 9006(f). filed by Cassandra Johnson Landry . (hd) <b>1</b>
01/22/2019	<u>143</u> (8 pgs)	(Amended) Submission: Notice of Fraud, Intent to Commit Fraud Filed by Cassandra Johnson Landry . (related document(s) <u>137</u> ) (aam)
01/22/2019		Section 341(a) meeting held and concluded (lp) (Entered: 01/28/2019)
02/04/2019	<u>144</u> (4 pgs)	Order GRANTING Motion for Relief from Stay of King Group Mgmt, LLC and Sukhmani Investments, LLC . (Related Doc <u>115</u> <u>117</u> ) Service by BNC., Entered on 2/4/2019. (law).
02/06/2019	<u>145</u> (5 pgs)	Certificate of Mailing by BNC of Order on Motion for Relief from Stay Notice Date 02/06/2019. (Admin.) (Entered: 02/07/2019)
02/08/2019	<u>146</u> (4 pgs)	Statement of Intent filed by Cassandra Johnson Landry . (hd) <b>1</b>
02/08/2019	<u>147</u> (7 pgs)	Motion to Investigate Fraud via Submission of Fraud, Notice of Intent to Commit Fraud filed by Cassandra Johnson Landry . (hd) <b>1</b>
02/08/2019	<u>148</u> (10 pgs)	Amended Objection to Claim Filed/Fraud Claim of Creditor Woodbridge Mortgage, Claim No. 15, with Certificate of Service. Responses due in 30 days, plus an additional three days, if served by mail or otherwise allowed under FRBP 9006(f). filed by Cassandra Johnson Landry . (related document(s) <u>141</u> ) (hd) <b>1</b>
02/08/2019	<u>149</u> (4 pgs)	Amended Objection to Claim Filed/Fraudulent Claim of Creditor Select Portfolio, Claim No. 17, with Certificate of Service. Responses due in 30 days, plus an additional three days, if served by mail or otherwise allowed under FRBP 9006(f). filed by Cassandra Johnson Landry . (related document(s) <u>126</u> ) (hd) <b>1</b>
02/08/2019	<u>150</u> (3 pgs)	Objection to Claim (Motion to Disallow Claim) of Creditor The Downs Homeowners Association, Claim No. 1, with Certificate of Service. Responses due in 30 days, plus an additional three days, if served by mail or otherwise allowed under FRBP 9006(f). filed by Cassandra Johnson Landry . (hd) <b>1</b>
02/08/2019	<u>151</u> (2 pgs)	Objection to Claim (Motion to Disallow Claim) of Creditor Wilmington Savings, Claim No. 7, with Certificate of Service. Responses due in 30 days, plus an additional three days, if served by mail or otherwise allowed under FRBP 9006(f). filed by Cassandra Johnson Landry . (hd) <b>1</b>
02/12/2019	<u>152</u> (3 pgs)	Notice Rescheduling Hearing Filed by Brian K. Jordan on behalf of Deutsche Bank National Trust Company. Hearing to be held on 2/28/2019 at 10:00 AM in Courtroom 1204, Atlanta. (related document(s) <u>38</u> ) (Jordan, Brian) <b>1</b>
02/12/2019	<u>153</u> (4 pgs)	Objection of Chapter 7 Trustee to Exemptions filed by Herbert C. Broadfoot II on behalf of S. Gregory Hays. (related document(s) <u>1</u> ) (Broadfoot, Herbert) <b>1</b>
02/14/2019	<u>154</u> (3 pgs)	Notice of Conversion from Chapter 7 to Chapter 13 filed by Cassandra Johnson Landry . (aam) <b>1</b>
02/15/2019	<u>155</u> (2 pgs)	Trustee's Notice of Abandonment of Property 869 Natchez Valley Trace, Grayson, GA 30017; 2969 Sweetbriar Walk, Snellville, GA 30039; 1440 Highland Lake Drive, Lawrenceville, GA 30045; 2001 Mercedes 500CL; Pistol and ammunition; Dog, Shih-Tzu; Alliance for Change Through Treatment, LLC; Attachment and Bonding Center of Atlanta; Therapeutic Essentials Inc.; Licensed Professional Counselor Filed by S. Gregory Hays on behalf of S. Gregory Hays. (Hays, S.) <b>1</b>
02/18/2019	<u>156</u> (1 pg)	Chapter 7 Trustee's Report of Assets and Request to Set Claim Deadline Filed by S. Gregory Hays on behalf of S. Gregory Hays. (Hays, S.) <b>1</b>
02/19/2019	<u>157</u> (1 pg)	Notice Setting Deadline to File Proofs of Claim. Service by BNC Proof of Claims due by 5/20/2019. (jlc)
02/21/2019	<u>158</u> (31 pgs; 2 docs)	Response to Motion (Response to Debtor's Objection to Claim Number 20 of the Georgia Department of Community Health [#142]) filed by Whitney W. Groff on behalf of Georgia Department of Community Health. (Attachments: # <u>1</u> Exhibit A & B) (related document(s) <u>142</u> ) (Groff, Whitney) <b>1</b>
02/21/2019	<u>159</u> (7 pgs)	Certificate of Mailing by BNC of Notice Fixing Claim Deadline Notice Date 02/21/2019. (Admin.) (Entered: 02/22/2019)
02/21/2019	<u>160</u> (8 pgs)	Certificate of Mailing by BNC of Notice of Abandonment Notice Date 02/21/2019. (Admin.) (Entered: 02/22/2019)
02/22/2019	<u>161</u> (10 pgs)	Order and Notice of Hearing of Conversion from Chapter 7 to Chapter 13. Service by BNC. Entered on 2/22/2019. Hearing to be held on 3/28/2019 at 11:00 AM in Courtroom 1204, Atlanta. (related document(s) <u>154</u> ) (law)
02/22/2019	<u>162</u> (6 pgs)	Response to Debtor's Request to Reconvert to Chapter 13 filed by Mandy Kathleen Campbell on behalf of Melissa J. Davey. (related document(s) <u>154</u> ) (Campbell, Mandy) <b>1</b>
02/22/2019	<u>163</u>	Because no party in interest has filed a request for an order of dismissal pursuant to 11 U.S.C. 521(i)(2) and because the parties in interest should not be subjected to any uncertainty as to whether this case is subject to automatic dismissal under 521(i)(1), Debtor is not required to file any further document pursuant to 521(a)(1)(B) to avoid an automatic dismissal and this case is not and was not subject to automatic dismissal under 521(i)(1). This does not prevent any party in interest from requesting by motion that Debtor supply further information described in 521(a)(1)(B), and this does not prevent the United States Trustee or Chapter 7 Trustee from requesting by any authorized means, including but not limited to motion, that the Debtor supply further information. (ADiclerk)
02/24/2019	<u>164</u> (16 pgs)	Certificate of Mailing by BNC of Order and Notice Notice Date 02/24/2019. (Admin.) (Entered: 02/25/2019)
02/28/2019	<u>165</u> (1 pg)	Change of Address of Cassandra Johnson Landry for Notices and Payments filed by Cassandra Johnson Landry . (aam)
02/28/2019	<u>166</u> (27 pgs)	Addendum to Submission of Lien and UCC 1 Forms, Objection to Relief of Stay being Lifted filed by Cassandra Johnson Landry . (related document(s) <u>127</u> , <u>144</u> ) (aam) <b>1</b>
03/11/2019	<u>167</u> (9 pgs)	Submission of Common Law Liens #132 filed by Cassandra Johnson Landry . (hd)



**BORROWER COPY**

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Cassandra Landry and Ivy T. Landry to HomeBanc Mortgage Corporation, dated April 27, 2006, recorded in Deed Book 46449, Page 0775, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee, for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6 by assignment recorded in Deed Book 55801, Page 514, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED SIXTY-ONE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$461,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in February, 2020, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

U.S. Bank National Association, as Trustee, for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Cassandra Landry and Ivy T. Landry or a tenant or tenants and said property is more commonly known as **869 Natchez Valley Trace, Grayson, Georgia 30017**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

DEED B: 57284 P: 00847  
02/28/2020 02:16 PM Pgs: 3 Fees: \$25  
TTax: \$0.00  
Richard T. Alexander, Jr., Clerk of Superior  
Gwinnett County, GA  
PT-61 #: 0672020002910

Return To:  
JOJO JOHN  
360 BRACKIN TRACE  
GRAYSON, GA 30017

CROSS INDEX TO DEED  
BOOK 46449, PAGE 0775,  
GWINNETT COUNTY,  
GEORGIA RECORDS

STATE OF LOUISIANA  
PARISH OF OUACHITA

#### DEED UNDER POWER

THIS INDENTURE, effective as of the 4th day of February, 2020, by Cassandra Landry and Ivy T. Landry (hereinafter collectively referred to as "Borrower"), acting through this duly appointed attorney in fact, U.S. Bank National Association, as Trustee, for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6 (hereinafter referred to as "Lender"), as Party of the First Part, and JOJO JOHN, as Party of the Second Part:

#### WITNESSETH:

WHEREAS, Borrower executed and delivered that certain Security Deed given by Cassandra Landry and Ivy T. Landry to HomeBanc Mortgage Corporation, dated April 27, 2006, recorded in Deed Book 46449, Page 0775, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee, for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6 by assignment, recorded in Deed Book 55801, Page 514, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED SIXTY-ONE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$461,600.00);

WHEREAS, default in the payment of the required installments under said Note occurred, and by reason of said default, Lender elected, pursuant to the terms of the Security Deed and Note, and declared the entire principal and interest immediately due and payable; and

WHEREAS, said entire indebtedness still being in default, Lender on behalf of Borrower, and according to the terms of said Security Deed, did advertise said property for sale once a week for 4 Weeks immediately preceding said sale in a newspaper in Gwinnett County, Georgia, wherein the Sheriff carried



his advertisements, namely the Gwinnett Daily Post; and

WHEREAS, notice was given in compliance with Georgia Laws 1981, Volume I, Page 834, codified as O.C.G.A. Section 44-14-162.2 and Section 44-14-162.4. The notice so required was rendered by mailing a copy of the Notice of Sale submitted to the publisher to the "Debtor" (as that term is defined in O.C.G.A. Section 44-14-162.1) at least thirty days prior to the foreclosure sale date on February 4, 2020; and

WHEREAS, Lender did expose said property for sale to the highest bidder for cash on the first Tuesday in February, 2020 within the legal hours of sale at the usual place for conducting Sheriff's sales in Gwinnett County before the Courthouse door, or at such place as may be lawfully designated as an alternative, and offered said property for sale at public outcry to the highest bidder for cash when and where the aforesaid Party of the Second Part bid FOUR HUNDRED ONE THOUSAND AND 0/100 DOLLARS (\$401,000.00); AND

WHEREAS, the said property was knocked off to the Party of the Second Part for the aforementioned sum of money in cash.

NOW THEREFORE, in consideration of the premises and said sum of money and by virtue of and in the exercise of the power of sale contained in the Security Deed, the Party of the First Part has bargained, sold, granted and conveyed, and by these presents does hereby bargain, sell, grant and convey to the Party of the Second Part, said party's representatives, heirs, successors and assigns, the following described property:

All that tract or parcel of land lying and being in Land Lot 121 of the 5th District of Gwinnett County, Georgia, being known and designated as Lot 8, Block A, Natchez Trace Subdivision, as more particularly described on a plat of survey recorded in Plat Book 100, Pages 239 and 240, Gwinnett County Records, Reference to said plat of survey and the record thereof being hereby made for a more complete legal description.

TOGETHER WITH all and singular the rights, members and appurtenances thereto appertaining; also all the estate, right, title, interest, claim or demand of the Party of the First Part, or said Party's representatives, heirs, successors and assigns, legal, equitable or otherwise, whatsoever, in and to the same.

THIS CONVEYANCE IS SUBJECT TO any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed.

TO HAVE AND TO HOLD the said property and every part thereof unto the said Party of the Second Part, and said party's representatives, heirs, successors and assigns, to said Party's own proper use, benefit and behoof in FEE SIMPLE, in as full and ample a manner as the said Party of the First Part or said Party's representatives, heirs, successors and assigns, did hold and enjoy the same.

IN WITNESS WHEREOF, Lender as Agent and Attorney in Fact for Borrower has hereunto affixed Lender's hand and seal on this, the 10 day of February, 2020.

JPMorgan Chase Bank N.A. as Attorney in Fact for  
U.S. Bank National Association, as Trustee, for  
Citigroup Mortgage Loan Trust Inc., Mortgage  
Pass-Through Certificates, Series 2006-AR6  
as Attorney in Fact for

Cassandra Landry and Ivy T. Landry



By: Ladarius Chisley 2-10-2020

Print Name: Ladarius Chisley

Title: Vice President

By: Debbie A. Swayzer 2-10-2020

Print Name: Debbie A. Swayzer

Title: Assistant Secretary

Signed, sealed and delivered in the presence of:

Witness Kelly Newilans

Wafum 02-10-2020

Notary Public Eva Reese

My Commission Expires:  
Lifetime

(Notary Seal)

Eva Reese  
Ouachita Parish, Louisiana  
Lifetime Commission  
Notary Public ID # 17070





## Tax Assessor's Office

I Want To... Tax Assessor



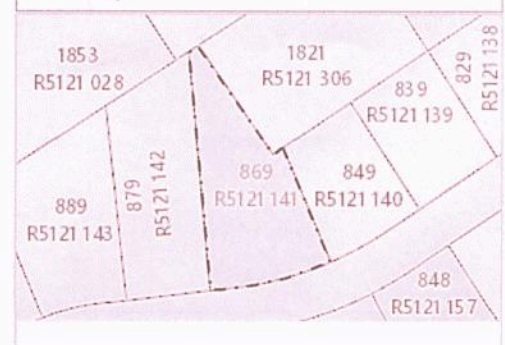
## Property Detail

[Go Back](#)[Neighborhood Sales](#)[Property Report](#)

## General Info

JOHN JOJO 360 BRACKIN TRCE GRAYSON GA 30017-4900	Property ID	R5121 141
	Alternate ID	3749669
	Address	869 NATCHEZ VALLEY TRCE
	Property Class	Residential SFR
	Neighborhood	5343
	Deed Acres	0.4200

## GIS Map



## Value History

Year	2020	2019	2018	2017	2016
Reason	Notice of Current Assessment	Adjusted for Market Conditions	Notice of Current Assessment	Adjusted for Market Conditions	Notice of Current Assessment
Land Val	\$90,000	\$90,000	\$70,000	\$70,000	\$70,000
Imp Val	\$397,300	\$397,300	\$374,600	\$374,600	\$363,500
Total Appr	\$487,300	\$487,300	\$444,600	\$444,600	\$433,500
Land Assd	\$36,000	\$36,000	\$28,000	\$28,000	\$28,000
Land Use	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$158,920	\$158,920	\$149,840	\$149,840	\$145,400
Total Assd	\$194,920	\$194,920	\$177,840	\$177,840	\$173,400

## Transfer History

Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
57284	847	2/4/2020	LANDRY CASSANDRA & IVY T	JOHN JOJO	<u>DP</u>	<u>NA</u>	No	\$401,000
46449	774	4/27/2006	HAND CRAFT BUILDERS, INC.	LANDRY CASSANDRA & IVY T	<u>WD</u>	<u>QY</u>	No	\$577,000
42598	141	5/4/2005	QUALITY HOUSING GROUP INC	HAND CRAFT BUILDERS, INC.	<u>WD</u>	<u>NQ</u>	No	\$95,000
		2/13/2004		NATCHEZ TRACE DEVELOPMENT INC	<u>WD</u>	<u>QQ</u>	Yes	\$0
37057	66	2/13/2004		QUALITY HOUSING GROUP INC	<u>WD</u>	<u>NQ</u>	Yes	\$0
37057	00066	2/13/2004	NATCHEZ TRACE DEVELOPMENT INC	QUALITY HOUSING GROUP INC	<u>WD</u>	<u>NN</u>	Yes	\$0

R01

[Attributes](#)[Floor Areas](#)[Exterior Features](#)

Story

Attribute

Detail

Type  
Occupancy  
Roof Structure  
Roof Cover  
Heating

1+ Story Conventional  
Single family  
Gable-Hip  
Comp sh 240-260#  
Forced hot air

## 869 Natchez Valley Trce, Grayson, GA 30017 Property Records

[Public Records Search \(/public-records/\)](/public-records/) > [Property Records Search Results \(/property-records-search/\)](/property-records-search/)

View 869 Natchez Valley Trce, Grayson, GA 30017 property records including property ownership, deeds, mortgages, titles & sales history, current & historic tax assessments, legal, parcel & structure description, land use, zoning & more.

### Table of Contents

[Parcel Description](#)

[Location Map](#)

[Property Ownership](#)

[Property Structure](#)

[Deeds, Mortgages, Titles & Sales History](#)

[Property Tax History](#)

[Property Tax Assessment History](#)

[Assessed Value](#)

[Market Valuation](#)

### Parcel Description

[AdChoices](#)

[deed history](#)



[title deed search](#)



[real estate deeds](#)



Address	869 Natchez Valley Trce Grayson, GA 30017
Carrier Code	R008
Census Tract	131350507.243023
Area	18,295 sq ft (0.42 acres)
Description	Level Grade
Land Use Code	1 (Single Family)
Land Use Category	Residential (Single Family Residential)
County	Gwinnett
Subdivision	Natchez Trace S D
Municipality	County
Zoning Designation	R100M-SINGLE FAM RES
Legal Description	L8 BA NATCHEZ TRACE S/D
Lot Number	8





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## Property Ownership

### Name

John, Jojo

### Address

360 Brackin Trce  
Grayson, GA 30017

### Owner Occupied

Yes

## Court Records: 4 Sources

- I WILL NOT use this information to stalk anyone
- I WILL NOT harass people whose criminal records appear on this site
- If I see someone I know, I WILL NOT spread gossip

A

## Property Structure

Year	2005
Total Area	4,731 sq ft
Stories	1.5+B
Rooms	10
Bedrooms	4
Bathrooms	1
Partial Bathrooms	1
Parking Spaces	3
Parking Type	Garage
Structure Condition	Average

**Other Features And Improvements**

- Uncovered Porch (170 sq ft)
- Garage (752 sq ft)
- Finished Area (4731 sq ft)
- Basement (2384 sq ft)
- Basement Finished (1192 sq ft)
- Wood Deck (288 sq ft)

**Architecture**

Conventional

**Construction**

Wood

**Exterior Walls**

Brick

**Basement**

Improved Basement

**Roof Material**

Composition Shingle

**Roof Style**

Gable Or Hip

**Heating**

Forced Air Unit

**Fireplaces**

YES

**Air Conditioning**

Yes

**Water**

Yes

**Sewer**

Yes

†† Table of Contents

**Deeds, Mortgages, Titles & Sales History****Details****Type:** Foreclosure**Document ID:** 2020-002910**Book:** 57284 Page: 847**Recording Date:** 04 Feb 2020**Original Contract Date:** 04 Feb 2020**Sale Price:** \$401,000 (Full Amount Stated On Document)**Seller**

Cassandra Landry

**Buyer**

Jojo John

360 Brackin Trce

Grayson, GA 30017

**Details****Type:** Deed**Book:** 46449 Page: 774**Recording Date:** 03 May 2006**Original Contract Date:** 27 Apr 2006**Sale Price:** \$577,000 (Full Amount Computed From Transfer Tax Or Excise Tax)**Seller**

Handcraft Builders Inc

**Buyer**

Cassandra Landry, Ivy T Landry

**Loan**

Homebanc Mtg

**Amount:** \$461,600**Type:** New Conventional**Due Date:** 27 Apr 2036

**Finance Type:** ADJUSTABLE RATE**Interest Rate:** 7.5

Document Page 18 of 50

**Details****Type:** Deed**Book:** 42598 Page: 141**Recording Date:** 04 May 2005**Original Contract Date:** 04 May 2005**Sale Price:** \$95,000**Seller**

Quality Housing Group Inc

**Buyer**

Hand Craft Builders Inc

**Loan**

Gwinnett Banking Co

**Amount:** \$393,500**Due Date:** 04 May 2006

⌕ Table of Contents

**Property Taxes**

▶ AdChoices

real estate deeds



loan and finance



deceased records

**Property Tax History**

Year	Amount	Exemptions	Rate Code Area
2020	\$7,025	Homestead	

**Property Tax Assessment History**

Year	Land Value	Improvement Value	Total Value
2020	\$36,000	\$158,920	\$194,920
2019	\$36,000	\$158,920	\$194,920
2018	\$28,000	\$149,840	\$177,840

⌕ Table of Contents

**Assessments & Valuations****Assessed Value**

Year	Land Value	Improvement Value	Total Value
2020	\$90,000	\$397,300	\$487,300

**Market Valuation**

Date	Value	High	Low	Forecast
08 Oct 2020	\$551,000	\$622,630	\$479,370	13%

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Previous searches you've made in the past day:

- [1440 Highland Lake Drive, Lawrenceville, Georgia, USA \(/property-records-search/?q=1440-highland-lake-drive-lawrenceville-georgia-usa\)](#)

		NEW	NEW	NEW
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**Public Records**

-  [Business License Search \(/business-license-search/\)](#)
-  [Contractor License Search \(/contractor-license-search/\)](#)
-  [Employee Directory Search \(/employee-directory/\)](#)
-  [GIS Maps Search \(/gis-maps/\)](#)
-  [Land Records Search \(/land-records/\)](#)
-  [Professional License Search \(/professional-license-search/\)](#)
-  [Property Records Search \(/property-records/\)](#)
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**BORROWER COPY**

NOTICE OF SALE UNDER POWER

NOTICE OF SALE UNDER POWER

GEORGIA, GWINNETT COUNTY

Under and by virtue of the Power of Sale contained in a Security Deed given by Cassandra Landry and Ivy T. Landry to HomeBanc Mortgage Corporation, dated April 27, 2006, recorded in Deed Book 46449, Page 0775, Gwinnett County, Georgia Records, as last transferred to U.S. Bank National Association, as Trustee, for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6 by assignment recorded in Deed Book 55801, Page 514, Gwinnett County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of FOUR HUNDRED SIXTY-ONE THOUSAND SIX HUNDRED AND 0/100 DOLLARS (\$461,600.00), with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Gwinnett County, Georgia, or at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in August, 2019, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11 having been given).

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to, those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned.

U.S. Bank National Association, as Trustee, for Citigroup Mortgage Loan Trust Inc., Mortgage Pass-Through Certificates, Series 2006-AR6 is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2.

The entity that has full authority to negotiate, amend, and modify all terms of the mortgage with the debtor is: JPMorgan Chase Bank, National Association, 3415 Vision Drive, Columbus, OH 43219, 800-446-8939.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan.

To the best knowledge and belief of the undersigned, the party in possession of the property is Cassandra Landry and Ivy T. Landry or a tenant or tenants and said property is more commonly known as **869 Natchez Valley Trace, Grayson, Georgia 30017**. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed.

EXHIBIT D





## Tax Assessor's Office

### Property Detail

<b>ECHOLS SASHA BONITA</b>	<b>Property ID</b>	R5002 179
<b>ECHOLS ISAIAH HASHAUN</b>	<b>Alternate ID</b>	2350075
<b>Mailing Address</b>	<b>Address</b>	2969 SWEETBRIAR WALK
<b>2969 SWEETBRIAR WALK</b>	<b>Property Class</b>	Residential SFR
<b>SNELLVILLE, GA 30039-5262</b>	<b>Neighborhood</b>	5218 12
<b>Property Location</b>	<b>Deeded Acres</b>	0.3600
<b>2969 SWEETBRIAR WALK</b>		

### Value History

Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2021	Market Adjusted/Reduce to Sale	\$40,000	\$219,000	<b>\$259,000</b>	\$16,000	\$0	\$87,600	<b>\$103,600</b>
2020	Notice of Current Assessment	\$35,000	\$183,100	<b>\$218,100</b>	\$14,000	\$0	\$73,240	<b>\$87,240</b>
2019	Adjusted for Market Conditions	\$35,000	\$183,100	<b>\$218,100</b>	\$14,000	\$0	\$73,240	<b>\$87,240</b>
2018	Adjusted for Market Conditions	\$30,000	\$162,400	<b>\$192,400</b>	\$12,000	\$0	\$64,960	<b>\$76,960</b>
2017	Adjusted for Market Conditions	\$25,000	\$154,500	<b>\$179,500</b>	\$10,000	\$0	\$61,800	<b>\$71,800</b>
2016	Notice of Current Assessment	\$25,000	\$139,200	<b>\$164,200</b>	\$10,000	\$0	\$55,680	<b>\$65,680</b>
2015	Notice of Current Assessment	\$25,000	\$139,200	<b>\$164,200</b>	\$10,000	\$0	\$55,680	<b>\$65,680</b>
2014	Adjusted for Market Conditions	\$25,000	\$139,200	<b>\$164,200</b>	\$10,000	\$0	\$55,680	<b>\$65,680</b>
2013	Notice of Current Assessment	\$22,000	\$91,900	<b>\$113,900</b>	\$8,800	\$0	\$36,760	<b>\$45,560</b>
2012	Adjusted for Market Conditions	\$22,000	\$91,900	<b>\$113,900</b>	\$8,800	\$0	\$36,760	<b>\$45,560</b>
2011	Adjusted for Market Conditions	\$24,000	\$122,500	<b>\$146,500</b>	\$9,600	\$0	\$49,000	<b>\$58,600</b>
2009	Land & Bld Value Adj For Mkt	\$32,000	\$130,800	<b>\$162,800</b>	\$12,800	\$0	\$52,320	<b>\$65,120</b>
2007	Land & Bld Value Adj For Mkt	\$35,000	\$135,100	<b>\$170,100</b>	\$14,000	\$0	\$54,040	<b>\$68,040</b>
2004	Conversion	\$38,100	\$126,300	<b>\$164,400</b>	\$15,240	\$0	\$50,520	<b>\$65,760</b>
2003	Conversion	\$29,800	\$111,000	<b>\$140,800</b>	\$11,920	\$0	\$44,400	<b>\$56,320</b>
2002	Conversion	\$29,800	\$111,000	<b>\$140,800</b>	\$11,920	\$0	\$44,400	<b>\$56,320</b>
2001	Conversion	\$29,800	\$111,000	<b>\$140,800</b>	\$11,920	\$0	\$44,400	<b>\$56,320</b>
2000	Conversion	\$26,800	\$90,200	<b>\$117,000</b>	\$10,720	\$0	\$36,080	<b>\$46,800</b>
1999	Conversion	\$26,800	\$90,200	<b>\$117,000</b>	\$10,720	\$0	\$36,080	<b>\$46,800</b>

### Sales History

Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
57733	417	7/10/2020	PLATINUM REALTY LLC	ECHOLS SASHA BONITA	S	Fu	Y	No	\$259,000
57341	623	3/3/2020	LANDRY IVY T & CASSANDRA J	PLATINUM REALTY LLC	S	DP	3	No	\$185,100
14741	00212	8/29/1997	HOMES BY KEN BUTERA INC	LANDRY IVY T & CASSANDRA J		JS	Y	No	\$136,900
14741	212	8/29/1997	HOMES BY KEN BUTERA INC	LANDRY IVY T & CASSANDRA J		JS	Y	No	\$136,900
		10/1/1996		PATE ROAD PARTNERS INC		WD	0	Yes	\$0
13289	00023	10/1/1996	PATE ROAD PARTNERS INC	HOMES BY KEN BUTERA INC		WD	N	Yes	\$0
13289	23	10/1/1996	PATE ROAD PARTNERS INC	HOMES BY KEN BUTERA INC		WD	0	Yes	\$0

### Land Details

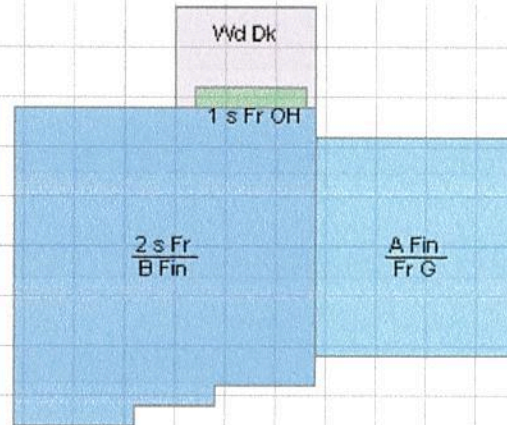
Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
-------------	-----------	-------	--------------	-----------

		0.3643	0.00	0.00
Legal Description				
Line	Description			
1	L7 BA SWEETBRIARCROSSING #1			

### R01 - Extension Details

**Address** 2969 SWEETBRIAR WALK  
**Type** 2 Story Conventional  
**Grade** C  
**Year Built** 1997

Scale: 5 ft.



### Attributes

Story	Attribute	Detail
	Type	2 Story Conventional
	Occupancy	Single family
	Roof Structure	Gable-Hip
	Roof Cover	Comp sh 240-260#
	Heating	Forced hot air-gas
	A/C	Central air
	Stories	2.0
	Bedrooms	4
	Bathrooms	2
	Bathrooms (Half)	1
	Feature	Fireplace - gas
1	Interior Flooring	Carpet
1	Exterior Wall	Wood siding
2	Exterior Wall	Wood siding
2	Interior Flooring	Base Allowance
A	Exterior Wall	Wood siding
B	Exterior Wall	Masonry

### Floor Areas

Code	Description	Gross	Finished	Construction
1.0	Floor Level	926	926	Wood frame
2.0	Floor Level	904	904	Wood frame
A	Attic	440	176	Wood frame
B	Basement	904	904	Concrete block
<b>Above Grade Living Area</b>		2,270	2,006	

### Exterior Features

Code	Description	Size	Construction
ATTGAR	Attached Garage	440	Wood frame
WDDK	Wood deck	118	





### Property Detail

<b>ECHOLS SASHA BONITA</b>	<b>Property ID</b>	R5002 179
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2000	Conversion	\$26,800	\$90,200	<b>\$117,000</b>	\$10,720	\$0	\$36,080	<b>\$46,800</b>
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### Sales History

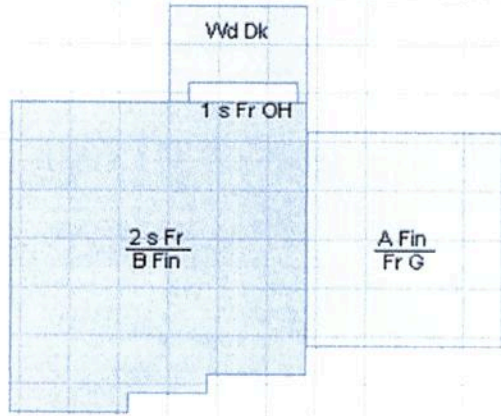
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00283	00023	10/1/1996	PATE ROAD PARTNERS INC	HOMES BY KEN BUTERA INC		WD	N	Yes	\$0
00283	23	10/1/1996	PATE ROAD PARTNERS INC	HOMES BY KEN BUTERA INC		WD	0	Yes	\$0

### Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
-------------	-----------	-------	--------------	-----------



		0.3643	0.00	0.00
 Legal Description				
Line	Description			
1	L7 BA SWEETBRIAR CROSSING #1			

R01 - Extension Details	
<p><b>Address</b> 2969 SWEETBRIAR WALK</p> <p><b>Type</b> 2 Story Conventional</p> <p><b>Grade</b> C</p> <p><b>Year Built</b> 1997</p>	<p>Scale - 5 ft</p> 

Attributes		
Story	Attribute	Detail
	Type	2 Story Conventional
	Occupancy	Single family
	Roof Structure	Gable-Hip
	Roof Cover	Comp sh 240-260#
	Heating	Forced hot air-gas
	A/C	Central air
	Stories	2.0
	Bedrooms	4
	Bathrooms	2
	Bathrooms (Half)	1
	Feature	Fireplace - gas
1	Interior Flooring	Carpet
1	Exterior Wall	Wood siding
2	Exterior Wall	Wood siding
2	Interior Flooring	Base Allowance
A	Exterior Wall	Wood siding
B	Exterior Wall	Masonry

Floor Areas				
Code	Description	Gross	Finished	Construction
1.0	Floor Level	926	926	Wood frame
2.0	Floor Level	904	904	Wood frame
A	Attic	440	176	Wood frame
B	Basement	904	904	Concrete block
<b>Above Grade Living Area</b>		2,270	2,006	

Exterior Features			
Code	Description	Size	Construction
ATTGAR	Attached Garage	440	Wood frame
WDDK	Wood deck	118	

5/13/2021

Validity Code Descriptions



## Tax Assessor's Office

Secure Login

[Back](#)

Code	Description
21	NOT QUALIFIED: Multiple Parcel Sale
22	QUALIFIED: Private/Fair Market
23	QUALIFIED: Fair Market 3 Acres or Less, Land Only
24	QUALIFIED: Fair Market Greater than 3 Acres, Land Only
31	NOT QUALIFIED: Multiple Parcel Sale
32	NOT QUALIFIED: Not Open Market
33	NOT QUALIFIED: Changed after Sale or Resold in Same Year
34	NOT QUALIFIED: Related Individuals or Corporations
35	NOT QUALIFIED: Liquidation Sale
36	NOT QUALIFIED: Unusual Financing or Land Contract
37	NOT QUALIFIED: Construction In Progress at Sale
38	NOT QUALIFIED: Includes Personal Property
39	NOT QUALIFIED: Sale Price Out of Range for the Typical Market
44	QUALIFIED: Auction Sale
48	NOT QUALIFIED: Adjoining Property Owner
50	NOT QUALIFIED: Deed of Gift, Estate, Portfolio, Quit Claim or Multi-County
51	QUALIFIED: Federal Sale
52	NOT QUALIFIED: Foreclosure Back to Lender
58	NOT QUALIFIED: Sale to or from a Tax Exempt Entity
61	QUALIFIED: Post Foreclosure Sale
61	QUALIFIED: 3 Acres or Less, Land Only, from Lending Institution
63	NOT QUALIFIED: Administrators/Bankruptcy/Executors
68	NOT QUALIFIED: Sale Between Banks or Institutions
68	QUALIFIED Greater than 3 Acres, Land Only, from Lending Institution
71	NOT QUALIFIED: Tax Sale
72	NOT QUALIFIED: Undisclosed Sale Price

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**Gwinnett County**  
**Board of Assessors Office**  
 75 Langley Drive  
 Lawrenceville, GA 30046-6935  
 770.822.7200



**Official Tax Matter - 2018 Tax Year**

This correspondence constitutes an official notice of ad valorem assessment for the tax year shown above.

**Annual Assessment Notice Date:**

**April 6, 2018**

**Last date to file a written appeal:**

**May 21, 2018**

**\*\*\* This is not a tax bill -**

**Do not send payment \*\*\***

County property records are available online at:  
**[www.gwinnett-assessor.com](http://www.gwinnett-assessor.com)**

**Real Property Assessment**



\*\*\*\*\*AUTO\*\*5-DIGIT 30083 497 100 158021 1 AV 0.378  
 LANDRY IVY T & CASSANDRA J  
 869 NATCHEZ VALLEY TRCE  
 GRAYSON, GA 30017-4963

The amount of your ad valorem tax bill for the year shown above will be based on the **Appraised** (100%) and **Assessed** (40%) values specified in **BOX 'B'** of this notice. **You have the right to submit an appeal regarding this assessment to the County Board of Tax Assessors.** You must appeal no later than 45 days after the date of this notice, or your right to file an appeal will be lost. Forms and additional information on the appeal process may be obtained at [www.gwinnett-assessor.com](http://www.gwinnett-assessor.com).

**To file an appeal online, visit [www.gwinnett-assessor.com](http://www.gwinnett-assessor.com)**

At the time of filing your appeal you must select one of the following appeal methods:

- (1) County Board of Equalization (value, uniformity, denial of exemption, or taxability)
- (2) Arbitration (value)
- (3) County Hearing Officer (value or uniformity, on non-homestead real property or wireless personal property valued in excess of \$750,000)

All documents, records and methods used to determine the current value are available upon request. For further information regarding this assessment and filing an appeal, you may contact the county Board of Tax Assessors which is located at 75 Langley Drive, Lawrenceville, GA 30046 or by telephone at 770.822.7200. Your staff contact is Kimberly James.

**Additional Information on the Appeal process may be obtained at [www.gwinnett-assessor.com](http://www.gwinnett-assessor.com)**

Neighborhood/Market Area	Property ID Number	Acreage	Tax Dist	Covenant Year	Homestead
5218 M012	R5002 179	0.36	COUNTY Unincorporated		
<b>Property Description</b>					
L7 BA SWEETBRIAR CROSSING #1					
<b>Property Address</b>					
2969 SWEETBRIAR WALK, SNELLVILLE 30039					
	Taxpayer Returned Value	Previous Year Value	Current Year Value	Current Year Other Value	
<b>100% Appraised Value</b>	0	179,500	192,400	0	
<b>40% Assessed Value</b>	0	71,800	76,960	0	

Reasons for Assessment Notice

**Adjusted for Market Conditions**

The estimate of your ad valorem tax bill for the current year is based on the previous or most applicable year's net millage rate and the current value contained in this notice. This is not a tax bill. The actual tax bill you receive may be more or less than this estimate. This estimate may not include all eligible exemptions. The estimated tax below does not include fees (i.e. solid waste, storm water, street lights, speed bumps, etc.)

Taxing Authority	Other Exempt	Homestead Exempt	Net Taxable	Millage	Estimated Tax
County General Fund	0	0	76,960	7.4000	569.50
Detention Center Bond	0	0	76,960	0.0000	0.00
Development/Code Enforcement	0	0	76,960	0.3600	27.71
Fire & EMS	0	0	76,960	3.2000	246.27
Police	0	0	76,960	1.6000	123.14
Recreation	0	0	76,960	0.9500	73.11
School	0	0	76,960	19.8000	1,523.81
School Bond	0	0	76,960	2.0500	157.77
State	0	0	0	0.0000	0.00

ALDRIDGE PITE, LLP  
15 Piedmont Center  
3575 Piedmont Road, N.E., Suite 500  
Atlanta, GA 30305  
Telephone: (404) 994-7637

January 22, 2020

VIA CERTIFIED MAIL

Ivy T Landry  
869 Natchez Valley Trce  
Grayson, GA 30017

RE: NOTICE OF PENDING FORECLOSURE SALE  
Servicer's Loan Number: 7000119743  
Our File Number: 2191-1724A  
Original Borrower(s): Ivy T Landry and Cassandra J Landry  
Current Owner(s): Ivy T Landry and Cassandra J Landry  
Property Address: 2969 Sweetbriar Walk Snellville, GA 30039, Snellville, GA 30039

Dear Sir or Madam:

By letter sent **December 18, 2019** (the "Initial Communication Letter"), the original borrower(s) referenced above (the "Borrower") was advised our firm has been retained by **Carrington Mortgage Services, LLC**, the servicer, in connection with the above referenced loan. Nothing contained in this letter will prevent the Borrower from exercising any rights (Borrower's "Legal Rights") of which the Borrower was notified in the Initial Communication Letter. Please be advised, however, that the exercise of any of the Legal Rights as set forth in the Initial Communication Letter will neither slow nor delay any foreclosure proceedings referenced herein.

You are hereby notified the debt evidenced by the loan, including principal, interest and other authorized charges, has been declared, and is now, immediately due and payable in full. The Note executed in connection with the loan allows for the addition of attorneys' fees to the debt in the event of collection by or through an attorney-at-law. Pursuant to O.C.G.A. § 13-1-11, you are hereby afforded ten (10) days from your receipt of this letter to pay in full the debt owed without having to pay reasonable attorney fees. After this ten (10) day period, all attorneys' fees allowed under applicable Georgia law may be added to the debt.

Enclosed herewith you will find a copy of the Notice of Sale Under Power that was submitted for publication in the legal newspaper in the county where the property is located. The foreclosure sale is scheduled for **March 3, 2020** (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), during the legal hours of sale at the **Gwinnett County Courthouse**.

PLEASE BE ADVISED THAT THIS LETTER MAY CONSTITUTE AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.







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## PLATINUM REALTY, LLC

Georgia Secretary Of State Business Registration - Updated 4/6/2021

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Platinum Realty, LLC is a Georgia Domestic Limited-Liability Company filed On May 24, 2016. The company's filing status is listed as Active/Compliance and its File Number is 16052519.

The Registered Agent on file for this company is Ahmed Husnani and is located at 3197 Brookwood Oak Ln, Lilburn, GA 30047. The company's principal address is 1240 Runnelwood Trail, Snellville, GA 30078.

The company has 1 principal on record. The principal is Ahmed Husnani from Lilburn, GA.

Like 33K

CLICK

Company Name PLATINUM REALTY, LLC  
 Entity Type DOMESTIC LIMITED LIABILITY COMPANY  
 File Number 16052519  
 Filing State Georgia (GA)  
 Filing Status Active/Compliance  
 Filing Date May 24, 2016  
 Company Age 5 Years, 4 Months  
 Registered Agent Ahmed Husnani  
 3197 Brookwood Oak Ln  
 Lilburn, GA 30047  
 Principal Address 1240 Runnelwood Trail  
Snellville, GA 30078  
 Products/Services Real Estate and Rental and Leasing | Other  
 Activities Related to Real Estate  
 Source Georgia Secretary of State

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Affiliate Links

Search anybody by name, e-mail address, phone number, online username or even friends in your address book and instantly return lots of info.

AHMED HUSNANI

Organizer



3197 Brookwood Oak Lane  
Lilburn, GA 30047

View Phone Book Listings For Ahmed Husnani In Georgia

Sponsored Links



\$328

\$206

\$158

\$179





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## PLATINUM REALTY, LLC

Georgia Secretary Of State Business Registration • Updated 4/6/2021

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Write Review

Write Add

Write

Platinum Realty, LLC is a Georgia Domestic Limited-Liability Company filed On May 24, 2016. The company's filing status is listed as Active/Compliance and its File Number is 16052519.

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The company has 1 principal on record. The principal is Ahmed Husnani from Lilburn GA.



<b>PLATINUM REALTY LLC</b> <b>3197 BROOKWOOD OAK LN</b> <b>LILBURN GA 30047</b> (Plaintiff(s) Name & Address) Day Phone Number: <b>404-579-1793</b> <b>CASSANDRA VS. LANDRY</b> <b>2969 SWEETBRIAR WALK</b> <b>SNELLVILLE GA 30039</b> (Defendant(s) Name & Address) Telephone numbers:	<b>MAGISTRATE COURT OF GWINNETT COUNTY</b> <b>STATE OF GEORGIA</b> <b>79C</b>  <b>DISPOSSESSORY PROCEEDING</b>  <b>CASE NO. 20M09535</b>  <b>INFO &amp; FORMS ON THE INTERNET</b> <a href="http://www.gwinnettcourts.com">http://www.gwinnettcourts.com</a>
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Personally appeared the undersigned affiant who on oath says that affiant is (owner), (attorney at law), (agent for Plaintiff(s)), (agent for Defendant(s)), (agent for Plaintiff(s) and Defendant(s)), (agent for Plaintiff(s) and Defendant(s) and Plaintiff(s)). Plaintiff(s) attest(s) that there are no other person(s)/ entity(ies) or known occupant(s) with whom Plaintiff(s) has/have a landlord tenant relationship. FURTHER THAT: (check applicable claim(s))

- ☐ tenant fails to pay the rent which is now past due;  
☐ tenant holds the premises over and beyond the term for which they were rented or leased to tenant;  
☐ tenant is a tenant at sufferance;  
☒ Other: **FORECLOSURE**

THAT Plaintiff(s) is/are entitled to recover any and all rent that may come due until this action is finally concluded. Plaintiff(s) desires and has demanded possession of the premises and Defendant(s) has/have failed and refused to deliver said possession. WHEREFORE, Plaintiff(s) demand(s) (a) possession of the premises; (b) past due rent of \$ \_\_\_\_\_; (c) rent accruing up to the date of judgment or vacancy at the rate of

\$ \_\_\_\_\_ per day. (Calculate daily rental rate, if seeking rent to date of judgment or vacancy.)

(d) \_\_\_\_\_

Sworn to and subscribed before me,  
this 9<sup>th</sup> day of March, 2020

[Signature]  
Magistrate or Deputy Clerk

Affiant ☐ Owner ☐ Attorney at Law ☒ Agent

**SUMMONS** -- To the Sheriff of Gwinnett County or lawful deputies of the Sheriff -- GREETINGS:

The Defendant(s) is/are commanded and required to file an answer to said affidavit in writing or orally in person at the Magistrate Court of Gwinnett County, Lawrenceville, Georgia on or before the seventh (7th) day after the date of service of this affidavit and summons. If such answer is not made, a Writ of Possession and/or Judgment

FILED IN OFFICE  
CLERK OF MAGISTRATE COURT  
GWINNETT COUNTY, GA  
2020 MAR 9 PM 3:10  
RICHARD A. EXAMER, CLERK

Aldridge Pite, LLP  
Fifteen Piedmont Center  
3575 Piedmont Rd. NE  
Suite 500  
Atlanta, GA 30305  
Telephone: (877) 319-8840

12/18/2019

Ivy T Landry  
869 Natchez Valley Trce  
Grayson, GA 30017

RE: Property Address: 2969 Sweetbriar Walk, Snellville, GA 30039  
Loan Number: 7000119743  
Our File Number: 2191-1724A

**THIS COMMUNICATION MAY BE FROM A DEBT COLLECTOR AND MAY BE AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

However, if you are in bankruptcy or have been discharged in bankruptcy, this letter is for informational purposes only and is not intended as an attempt to collect a debt or as an act to collect, assess, or recover all or any portion of the debt from you personally. If you have received a discharge in bankruptcy, we do not seek a money judgment against you, but we seek only recovery from the collateral which is security for the debt.

Dear Borrower (s):

Please be advised that Aldridge Pite, LLP has been retained by Carrington Mortgage Services, LLC in connection with the above-referenced loan. **Pursuant to the Fair Debt Collection Practices Act, you are hereby notified that:**

As of 12/17/2019 the total amount owed on the debt is \$237,386.18. This amount consists of the principal balance due on the loan and may include the interest, late charges and other fees/costs incurred as of 12/17/2019.

The above amount shown may not include attorney's fees and is subject to change due to interest or charges that may accrue after 12/17/2019.

Please note, because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check, in which event we will inform you before depositing the check for collection. For further information, write the undersigned or call (404) 994-7637.



## Case Information

20-M-09535 | PLATINUM REALTY LLC vs LANDRY

Case Number

20-M-09535

File Date

03/09/2020

Court

Magistrate Court

Case Type

Dispossessory\*

Case Status

Disposed

## Party

Plaintiff

PLATINUM REALTY LLC

Address

3197 BROOKWOOD OAK LN

Lilburn GA 30047

Active Attorneys ▼

Pro Se

Defendant

LANDRY, CASSANDRA

Address

2969 SWEETBRIAR WALK

Snellville GA 30039

## Disposition Events

02/01/2021 Judgment ▼

Judgment Type

Administratively Closed



## Events and Hearings

02/04/2020 Dispossession Calendar ▼

Hearing Time

9:00 AM

03/09/2020 Dispossession Proceeding

03/13/2020 Service ▼

Served

03/13/2020 2:24 PM

03/17/2020 Sheriff's Entry of Service

04/01/2020 Dispossession Calendar ▼

Hearing Time

9:00 AM

04/13/2020 Returned Mail

Civil Action No. 20M09535  
Date Filed 3-9-20

Magistrate Court ☐  
Superior Court ☐  
State Court ☐  
Georgia, Gwinnett County

Attorney's Address PLATINUM REALTY LLC  
3197 BROOKWOOD OAK LN  
LILURN GA 30047

PLATINUM REALTY LLC  
Plaintiff  
CASSANDRA LANDRY  
vs. LANDRY  
Defendant

Name and Address of party to be served.  
CASSANDRA, LANDRY  
2969 SWEETBRIAR WALK  
SNELLVILLE GA 30039

**DISPO**  
RECEIVED  
MAR 11 4 35 PM '20  
GWINNETT COUNTY CLERK'S OFFICE

### Sheriff's Entry Of Service

- ☐ Personal I have this day served the defendant \_\_\_\_\_ personally with a copy of the within action and summons.
- ☐ Notorious I have this day served the defendant \_\_\_\_\_ by leaving a copy of the action and summons at his most notorious place of abode in this County.  
Delivered same into hands of \_\_\_\_\_ described as follows  
age, about \_\_\_\_\_ years; weight, about \_\_\_\_\_ pounds; height, about \_\_\_\_\_ feet and \_\_\_\_\_ inches; domiciled at the residence of defendant.
- ☐ Corporation Served the defendant \_\_\_\_\_ a corporation  
by leaving a copy of the within action and summons with \_\_\_\_\_  
in charge of the office and place of doing business of said Corporation in this County.
- ☒ Tack & Mail I have this day served the above styled affidavit and summons on the defendant(s) by posting a copy of the same to the door of the premises designated in said affidavit, and on the same day of such posting by depositing a true copy of same in the United States Mail, First Class in an envelope properly addressed to the defendant(s) at the address shown in said summons, with adequate postage affixed thereon containing notice to the defendant(s) to answer said summons at the place stated in the summons.
- ☐ Non Est Diligent search made and defendant \_\_\_\_\_ not to be found in the jurisdiction of this Court.

This 13 day of MAR, 20 20.

2:23

Sheriff Docket \_\_\_\_\_ Page \_\_\_\_\_

Rogers 50593  
Deputy  
[Signature]  
Gwinnett County, Georgia

WHITE: Clerk

CANARY: Plaintiff / Attorney

PINK: Defendant

2

Gwinnett County Sheriff's Office  
Cover Sheet



Sheriff #: 20010434



Person Served: CASSANDRA LANDRY  
2969 SWEETBRIAR WALK  
Snellville GA 30039  
PHONE:

Process Information:

Date Received: 03/10/2020

Assigned Zone: 30039

Court Case #: 20-M-09535

Expiration Date:

Hearing Date:

Paper Types: Dispossession

Notes/Alerts:

Notes:

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20M09535



# gwinnettcourt

Magistrate Court of Gwinnett County

Judge Kristina Hammer Blum • Chief Magistrate  
Richard Alexander • Clerk

75 Langley Drive  
Lawrenceville, GA 30046-6935

2020 APR 13 AM 11:12

CLERK OF SUPERIOR COURT  
GWINNETT COUNTY, GA

RECEIVED



71000046  
01010004567

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08/16/2020  
US POSTAGE \$000.50

NINE 300 00 0 0004/09/20

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

30046693575 1791-0568-16-45

PLATINUM REALTY LLC  
3197 BROOKWOOD OAK LN  
LILBURN GA 30047

(Plaintiff(s) Name & Address)  
Day Phone Number: 404-579-1793

CASSANDRA vs. LANDRY

2969 SWEETBRIAR WALK  
SNELLVILLE GA 30039

(Defendant(s) Name & Address)  
Telephone numbers:

MAGISTRATE COURT OF GWINNETT COUNTY  
STATE OF GEORGIA 79c

DISPOSSESSORY PROCEEDING

CASE NO. 20M09535

INFO & FORMS ON THE INTERNET  
<http://www.gwinnettcourts.com>

FILED IN OFFICE  
CLERK OF MAGISTRATE COURT  
GWINNETT COUNTY, GA  
2021 MAR -9 PM 3:10  
RICHARD A. ALEXANDER, CLERK

Personally appeared the undersigned affiant who on oath says that affiant is (owner), (attorney at law), (agent for Plaintiff(s)), (owner, and that Defendant(s) is/are in possession as tenant of premises at the address as stated above, in Gwinnett County, Georgia, the proper Plaintiff(s). Plaintiff(s) attest(s) that there are no other person(s)/ entity(ies) or known occupant(s) with whom Plaintiff(s) has/have a landlord tenant relationship. FURTHER THAT: (check applicable claim(s))

- ☐ tenant fails to pay the rent which is now past due;  
☐ tenant holds the premises over and beyond the term for which they were rented or leased to tenant;  
☐ tenant is a tenant at sufferance;  
☒ Other: FORECLOSURE

THAT Plaintiff(s) is/are entitled to recover any and all rent that may come due until this action is finally concluded. Plaintiff(s) desires and has demanded possession of the premises and Defendant(s) has/have failed and refused to deliver said possession. WHEREFORE, Plaintiff(s) demand(s) (a) possession of the premises; (b) past due rent of \$ \_\_\_\_\_; (c) rent accruing up to the date of judgment or vacancy at the rate of

\$ \_\_\_\_\_ per day. (Calculate daily rental rate, if seeking rent to date of judgment or vacancy.)

(d) \_\_\_\_\_

Sworn to and subscribed before me,  
this 9th day of March, 2020

Magistrate or Deputy Clerk

Affiant ☐ Owner ☐ Attorney at Law ☒ Agent

SUMMONS -- To the Sheriff of Gwinnett County or lawful deputies of the Sheriff -- GREETINGS:

The Defendant(s) is/are commanded and required to file an answer to said affidavit in writing or orally in person at the Magistrate Court of Gwinnett County, Lawrenceville, Georgia on or before the seventh (7th) day after the date of service of this affidavit and summons. If such answer is not made, a Writ of Possession and/or Judgment shall issue as provided by law. Witness the Honorable Kristina Hammer Blum, Chief Magistrate of said Court.

This 9th day of March, 2020

Magistrate or Deputy Clerk

WRIT OF POSSESSION:

To the Sheriff of Gwinnett County or lawful deputies of the Sheriff: You are hereby commanded to remove said Defendant(s), and any other person(s)/entities whose presence upon the premises is through the tenancy of Defendant(s) together with Defendant(s)/their property thereon from said premises and to deliver full and quiet possession of the same to the Plaintiff(s) herein effective: 1. (Instantly); or 2. (On \_\_\_\_\_, 20\_\_\_\_; or, 3. Pursuant to the terms of a consent judgment filed herewith dated \_\_\_\_\_, 20\_\_\_\_.

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Magistrate





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## PLATINUM REALTY, LLC

Georgia Secretary Of State Business Registration · Updated 4/6/2021

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Write Review

Upgrade

Claim

Platinum Realty, LLC is a Georgia Domestic Limited-Liability Company filed On May 24, 2016. The company's filing status is listed as Active/Compliance and its File Number is 16052519.

The Registered Agent on file for this company is Ahmed Husnani and is located at 3197 Brookwood Oak Ln, Lilburn, GA 30047. The company's principal address is 1240 Runnelwood Trail, Snellville, GA 30078.

The company has 1 principal on record. The principal is Ahmed Husnani from Lilburn GA.

Like 33K

CLICK

### Company Information

Company Name: PLATINUM REALTY, LLC  
 Entity Type: DOMESTIC LIMITED LIABILITY COMPANY  
 File Number: 16052519  
 Filing State: Georgia (GA)  
 Filing Status: Active/Compliance  
 Filing Date: May 24, 2016  
 Company Age: 5 Years, 4 Months  
 Registered Agent: Ahmed Husnani  
 3197 Brookwood Oak Ln  
 Lilburn, GA 30047  
 Principal Address: 1240 Runnelwood Trail  
Snellville, GA 30078  
 Products/Services: Real Estate and Rental and Leasing | Other  
 Activities Related to Real Estate  
 Source: Georgia Secretary of State

Sponsored Links

CLICK

### Company Contacts

Affiliate Links

Search anybody by name, e-mail address, phone number, online username or even friends in your address book and instantly return lots of info.

AHMED HUSNANI

Organizer

3197 Brookwood Oak Lane  
Lilburn, GA 30047

View Phone Book Listings For Ahmed Husnani In Georgia

Sponsored Links

\$328

\$206

\$158

\$179



## Search All Addresses

Pro Data • Pro Search • Pro API • Contact Us • Terms of Use • Privacy Policy • Sitemap

Desktop

Questions

Post Question

There are no questions yet for this company.

#### ADDITIONAL LINKS

[Post Question For This Company](#)

[Contact Us Regarding Your Company Profile](#)

[All Companies Named Platinum Realty, LLC](#)

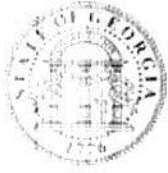
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[Learn About Our Pro Search Subscription Service](#)

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Desktop



GEORGIA  
CORPORATIONS  
DIVISION

GEORGIA SECRETARY OF STATE  
BRAD RAFFENSPERGER

[HOME \(/\)](#)

**BUSINESS SEARCH**

BUSINESS INFORMATION

Business Name:	<b>Platinum Realty, LLC</b>	Control Number:	<b>16052519</b>
Business Type:	<b>Domestic Limited Liability Company</b>	Business Status:	<b>Active/Compliance</b>
NAICS Code:	<b>Real Estate and Rental and Leasing</b>	NAICS Sub Code:	<b>Other Activities Related to Real Estate</b>
Principal Office Address:	<b>1240 Runnelwood Trail, Snellville, GA, 30078, USA</b>	Date of Formation / Registration Date:	<b>5/24/2016</b>
State of Formation:	<b>Georgia</b>	Last Annual Registration Year:	<b>2021</b>

REGISTERED AGENT INFORMATION

Registered Agent Name: **AHMED HUSNANI**  
Physical Address: **3197 BROOKWOOD OAK LN, LILBURN, GA, 30047, USA**  
County: **Gwinnett**

[Back](#)

[Filing History](#)

[Name History](#)

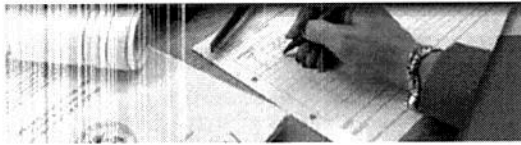
[Return to Business Search](#)





Gwinnett

## Tax Assessor's Office



## Property Detail

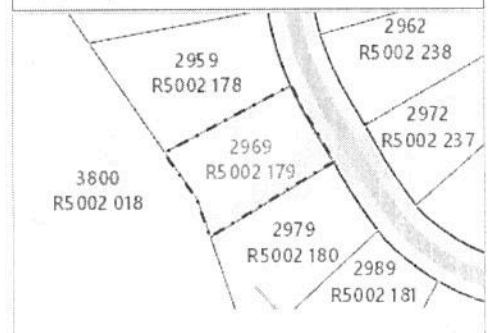
[Go Back](#)[Neighborhood Sales](#)[Property Report](#)

## Property Info

ECHOLS SASHA BONITA  
ECHOLS ISAIAH HASHAUN  
2969 SWEETBRIAR WALK  
SNELLVILLE GA 30039-5262

Property ID	R5002 179
Alternate ID	2350075
Address	2969 SWEETBRIAR WALK
Property Class	Residential SFR
Neighborhood	5218
Deed Acres	0.3600

## GIS Map



## Assessment History

Year	2021	2020	2019	2018	2017
Reason	Market Adjusted/Reduce to Sale	Notice of Current Assessment	Adjusted for Market Conditions	Adjusted for Market Conditions	Adjusted for Market Conditions
Land Val	\$40,000	\$35,000	\$35,000	\$30,000	\$25,000
Imp Val	\$219,000	\$183,100	\$183,100	\$162,400	\$154,500
Total Appr	\$259,000	\$218,100	\$218,100	\$192,400	\$179,500
Land Assd	\$16,000	\$14,000	\$14,000	\$12,000	\$10,000
Imp Use	\$0	\$0	\$0	\$0	\$0
Imp Assd	\$87,600	\$73,240	\$73,240	\$64,960	\$61,800
Total Assd	\$103,600	\$87,240	\$87,240	\$76,960	\$71,800

## Deed History

Book	Page	Date	Grantor	Grantee	Deed	Type	Vacant Land	Sale Price
57133	417	7/10/2020	PLATINUM REALTY LLC	ECHOLS SASHA BONITA	<u>Fu</u>	<u>QY</u>	No	\$259,000
57341	623	3/3/2020	LANDRY IVY T & CASSANDRA J	PLATINUM REALTY LLC	<u>DP</u>	<u>N3</u>	No	\$185,100
14741	00212	8/29/1997	HOMES BY KEN BUTERA INC	LANDRY IVY T & CASSANDRA J	<u>JS</u>	<u>QY</u>	No	\$136,900
14741	212	8/29/1997	HOMES BY KEN BUTERA INC	LANDRY IVY T & CASSANDRA J	<u>JS</u>	<u>QY</u>	No	\$136,900
		10/1/1996		PATE ROAD PARTNERS INC	<u>WD</u>	<u>00</u>	Yes	\$0
13389	00023	10/1/1996	PATE ROAD PARTNERS INC	HOMES BY KEN BUTERA INC	<u>WD</u>	<u>NN</u>	Yes	\$0
13389	23	10/1/1996	PATE ROAD PARTNERS INC	HOMES BY KEN BUTERA INC	<u>WD</u>	<u>N0</u>	Yes	\$0

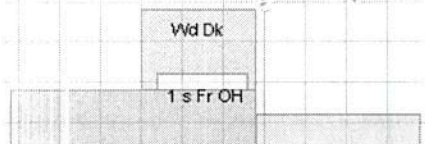
## Attributes

## Floor Areas

## Exterior Features

Story	Attribute	Detail
	Type	2 Story Conventional
	Occupancy	Single family
	Roof Structure	Gable-Hip
	Roof Cover	Comp sh 240-260#
	Heating	Forced hot air-gas
	A/C	Central air

Scale: 5 ft



Address	2969 SWEETBRIAR WALK
Type	2 Story Conventional
Grade	C
Year Built	1997

Stories	2.0
Bedrooms	4
Bathrooms	2
Bathrooms (Half)	1
Feature	Fireplace - gas
1 Exterior Wall	Wood siding
1 Interior Flooring	Carpet
2 Exterior Wall	Wood siding
2 Interior Flooring	Base Allowance
A Exterior Wall	Wood siding
B Exterior Wall	Masonry

## Improvements

Improvements do not exist for this account.

## Parcel Data

Primary Use	Land Type	Acres	Eff. Frontage	Eff. Depth
	R01 - Primary Site	0.36	0	0

## Parcel Description

Line	Description
1	L7 BA SWEETBRIAR CROSSING #1

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**gwinnettcounty**  
government

**Tax Assessor's Office**

**Property Detail**

<b>ECHOLS SASHA BONITA</b>	<b>Property ID</b>	R5002 179
<b>ECHOLS ISAAH HASHAUN</b>	<b>Alternate ID</b>	2350075
<b>Mailing Address</b>	<b>Address</b>	2969 SWEETBRIAR WALK
<b>2969 SWEETBRIAR WALK</b>	<b>Property Class</b>	Residential SFR
<b>SNELLVILLE, GA 30039-5262</b>	<b>Neighborhood</b>	5218 12
<b>Property Location</b>	<b>Deeded Acres</b>	0.3600
<b>2969 SWEETBRIAR WALK</b>		

**Value History**

Year	Reason	Appraised			Assessed			
		Land	Improvements	Total	Land	Land Use	Improvements	Total
2021	Market Adjusted/Reduce to Sale	\$40,000	\$219,000	<b>\$259,000</b>	\$16,000	\$0	\$87,600	<b>\$103,600</b>
2020	Notice of Current Assessment	\$35,000	\$183,100	<b>\$218,100</b>	\$14,000	\$0	\$73,240	<b>\$87,240</b>
2019	Adjusted for Market Conditions	\$35,000	\$183,100	<b>\$218,100</b>	\$14,000	\$0	\$73,240	<b>\$87,240</b>
2018	Adjusted for Market Conditions	\$30,000	\$162,400	<b>\$192,400</b>	\$12,000	\$0	\$64,960	<b>\$76,960</b>
2017	Adjusted for Market Conditions	\$25,000	\$154,500	<b>\$179,500</b>	\$10,000	\$0	\$61,800	<b>\$71,800</b>
2016	Notice of Current Assessment	\$25,000	\$139,200	<b>\$164,200</b>	\$10,000	\$0	\$55,680	<b>\$65,680</b>
2015	Notice of Current Assessment	\$25,000	\$139,200	<b>\$164,200</b>	\$10,000	\$0	\$55,680	<b>\$65,680</b>
2014	Adjusted for Market Conditions	\$25,000	\$139,200	<b>\$164,200</b>	\$10,000	\$0	\$55,680	<b>\$65,680</b>
2013	Notice of Current Assessment	\$22,000	\$91,900	<b>\$113,900</b>	\$8,800	\$0	\$36,760	<b>\$45,560</b>
2012	Adjusted for Market Conditions	\$22,000	\$91,900	<b>\$113,900</b>	\$8,800	\$0	\$36,760	<b>\$45,560</b>
2011	Adjusted for Market Conditions	\$24,000	\$122,500	<b>\$146,500</b>	\$9,600	\$0	\$49,000	<b>\$58,600</b>
2009	Land & Bld Value Adj For Mkt	\$32,000	\$130,800	<b>\$162,800</b>	\$12,800	\$0	\$52,320	<b>\$65,120</b>
2007	Land & Bld Value Adj For Mkt	\$35,000	\$135,100	<b>\$170,100</b>	\$14,000	\$0	\$54,040	<b>\$68,040</b>
2004	Conversion	\$38,100	\$126,300	<b>\$164,400</b>	\$15,240	\$0	\$50,520	<b>\$65,760</b>
2003	Conversion	\$29,800	\$111,000	<b>\$140,800</b>	\$11,920	\$0	\$44,400	<b>\$56,320</b>
2002	Conversion	\$29,800	\$111,000	<b>\$140,800</b>	\$11,920	\$0	\$44,400	<b>\$56,320</b>
2001	Conversion	\$29,800	\$111,000	<b>\$140,800</b>	\$11,920	\$0	\$44,400	<b>\$56,320</b>
2000	Conversion	\$26,800	\$90,200	<b>\$117,000</b>	\$10,720	\$0	\$36,080	<b>\$46,800</b>
1999	Conversion	\$26,800	\$90,200	<b>\$117,000</b>	\$10,720	\$0	\$36,080	<b>\$46,800</b>


**Sales History**

Book	Page	Date	Owner	Grantee	Type	Deed	Validity	Vacant Land	Sale Price
57733	417	7/10/2020	PLATINUM REALTY LLC	ECHOLS SASHA BONITA	S	Fu	Y	No	\$259,000
57341	623	3/3/2020	LANDRY IVY T & CASSANDRA J	PLATINUM REALTY LLC	S	DP	3	No	\$185,100
14741	00212	8/29/1997	HOMES BY KEN BUTERA INC	LANDRY IVY T & CASSANDRA J		JS	Y	No	\$136,900
14741	212	8/29/1997	HOMES BY KEN BUTERA INC	LANDRY IVY T & CASSANDRA J		JS	Y	No	\$136,900
		10/1/1996		PATE ROAD PARTNERS INC		WD	0	Yes	\$0
13289	00023	10/1/1996	PATE ROAD PARTNERS INC	HOMES BY KEN BUTERA INC		WD	N	Yes	\$0
13289	23	10/1/1996	PATE ROAD PARTNERS INC	HOMES BY KEN BUTERA INC		WD	0	Yes	\$0

**Land Details**

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth
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		0.3643	0.00	0.00
 Legal Description				
Line	Description			
1	L7 BA SWEETBRIAR CROSSING #1			

R01 - Extension Details	
<p><b>Address</b> 2969 SWEETBRIAR WALK</p> <p><b>Type</b> 2 Story Conventional</p> <p><b>Grade</b> C</p> <p><b>Year Built</b> 1997</p>	<div style="border: 1px solid black; padding: 10px; margin-bottom: 10px;"> <p>Scale: 5 ft</p> </div>

Attributes		
Story	Attribute	Detail
	Type	2 Story Conventional
	Occupancy	Single family
	Roof Structure	Gable-Hip
	Roof Cover	Comp sh 240-260#
	Heating	Forced hot air-gas
	A/C	Central air
	Stories	2.0
	Bedrooms	4
	Bathrooms	2
	Bathrooms (Half)	1
	Feature	Fireplace - gas
1	Interior Flooring	Carpet
1	Exterior Wall	Wood siding
2	Exterior Wall	Wood siding
2	Interior Flooring	Base Allowance
A	Exterior Wall	Wood siding
B	Exterior Wall	Masonry

Floor Areas				
Code	Description	Gross	Finished	Construction
1.0	Floor Level	926	926	Wood frame
2.0	Floor Level	904	904	Wood frame
A	Attic	440	176	Wood frame
B	Basement	904	904	Concrete block
Above Grade Living Area		2,270	2,006	

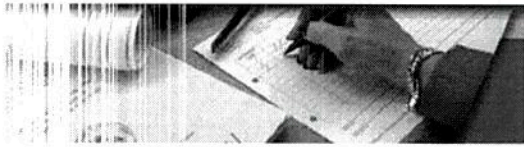
Exterior Features			
Code	Description	Size	Construction
ATTGAR	Attached Garage	440	Wood frame
WDDK	Wood deck	118	



Gwinnett

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Tax Assessor


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## Code Descriptions

Code	Description
Q1	NOT QUALIFIED: Multiple Parcel Sale
QY	QUALIFIED: Private/Fair Market
Q1	QUALIFIED: Fair Market 3 Acres or Less, Land Only
CR	QUALIFIED: Fair Market Greater than 3 Acres, Land Only
V1	NOT QUALIFIED: Multiple Parcel Sale
V2	NOT QUALIFIED: Not Open Market
V3	NOT QUALIFIED: Changed after Sale or Resold in Same Year
V4	NOT QUALIFIED: Related Individuals or Corporations
V5	NOT QUALIFIED: Liquidation Sale
V6	NOT QUALIFIED: Unusual Financing or Land Contract
V7	NOT QUALIFIED: Construction In Progress at Sale
V8	NOT QUALIFIED: Includes Personal Property
V9	NOT QUALIFIED: Sale Price Out of Range for the Typical Market
VA	QUALIFIED: Auction Sale
NB	NOT QUALIFIED: Adjoining Property Owner
VD	NOT QUALIFIED: Deed of Gift, Estate, Portfolio, Quit Claim or Multi-County
NF	QUALIFIED: Federal Sale
VG	NOT QUALIFIED: Foreclosure Back to Lender
NH	NOT QUALIFIED: Sale to or from a Tax Exempt Entity
NI	QUALIFIED: Post Foreclosure Sale
NL	QUALIFIED: 3 Acres or Less, Land Only, from Lending Institution
NM	NOT QUALIFIED: Administrators/Bankruptcy/Executors
VN	NOT QUALIFIED: Sale Between Banks or Institutions
NR	QUALIFIED Greater than 3 Acres, Land Only, from Lending Institution
NT	NOT QUALIFIED: Tax Sale
NZ	NOT QUALIFIED: Undisclosed Sale Price

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